



**TOWN of RHINEBECK**

**Planning Board**

**80 East Market Street, Rhinebeck, NY 12572  
Phone: (845) 876-6296 Fax: (845) 876-5885**

**Notice of Public Hearing**

The Town of Rhinebeck Planning Board shall conduct a combined Public Hearing on Monday, June 6, 2016, at 6:35 p.m. at the Rhinebeck Town Hall, 80 East Market Street, on the **Applications by Deborah Axelrod & Noel Raskin (36 Wyndclyffe Court, LLC) for Special Use Permit and Site Plan Review and Approval** under Town Code Chapter 125, Zoning, Sections 125-33, 125-40, 125-54 and 125-73, in the matter of the proposed modifications to an existing single-family dwelling and related site improvements, including various removals and construction of a 1335 s.f. residential addition with attached decks, an 88 s.f. garage addition, a screened porch, a 600 s.f. in-ground swimming pool, 150 s.f. pool house, 150 s.f. shed with emergency generator and associated driveway improvements, on 2.5-acre TMP 135089-6068-00-777764 located at **36 Wyndclyffe Court** within the Historic Preservation (HP20) District and the Town's LWRA, accessed from a Scenic Road, Mill Road (CR 85), and being the subject of an Application to the ZBA for Area Variances. The Proposed Action has been classified as a Type II Action under SEQRA.

All those having an interest in the Applications will be given an opportunity to be heard at the Public Hearing and may also submit comments in writing to the Planning Board Clerk not later than 12:00 noon on June 6, 2016. The Applications and supporting information may be examined prior to the Public Hearing at the Town Hall during normal business hours.

By order of the Planning Board

Melodye Moore, Chair

1T / Daily Freeman

May 16, 2016